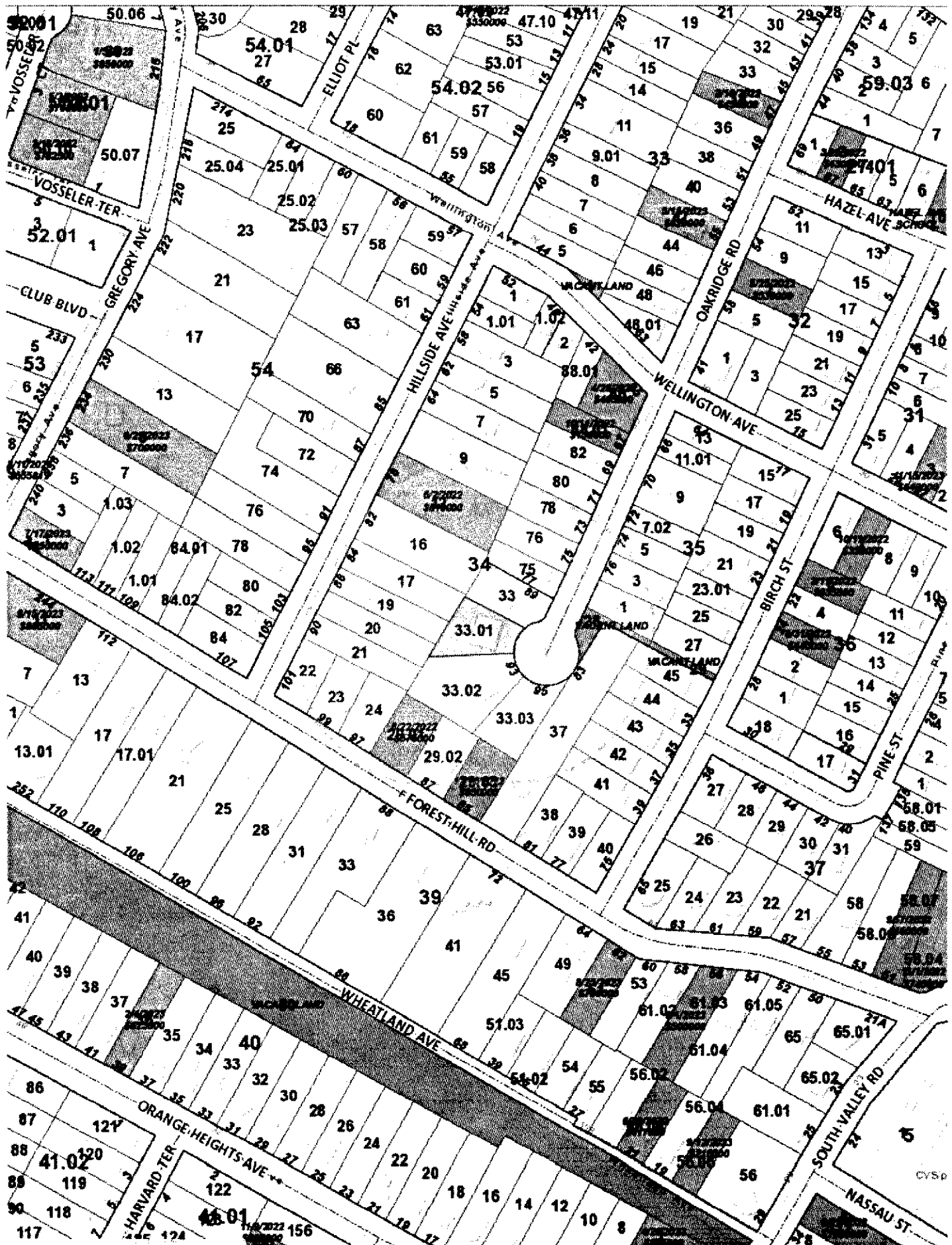


## Buffer Report - Map



**PUBLIC UTILITIES****ELECTRIC & GAS**

Public Service Electric & Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

**WATER**

New Jersey American Water Company  
167 John F. Kennedy Parkway  
Short Hills, NJ 07078

**CABLE TV**

Comcast Cablevision  
800 Rahway Avenue  
Union, NJ 07083

**TELEPHONE**

Verizon  
540 Broad Street  
Newark, NJ 07101

**SEWER**

Township of West Orange  
Municipal Building  
66 Main Street  
West Orange, NJ 07052



Joint Meeting of Essex and Union Counties  
500 South First Street  
Elizabeth, NJ 07202



City of Orange Township  
29 North Day Street  
Orange, NJ 07050



# Buffer Report

## THE TOWNSHIP OF WEST ORANGE

Office of the Assessor  
66 Main Street  
West Orange, New Jersey 07052  
Telephone: (973) 325-4060  
Facsimile: (973) 669-4859

### Highlighted feature(s)

### Subject Property(s) (1)

| Town                 | Block | Lot   | Qualifier | Location         | Owner                                | Owner Address    | Owner City/State | Owner Zip |
|----------------------|-------|-------|-----------|------------------|--------------------------------------|------------------|------------------|-----------|
| West Orange Township | 34    | 33.01 |           | 91 OAKRIDGE ROAD | RAHAMAN, GREGORY & NATALI BUSTAMANTE | 91 OAKRIDGE ROAD | WEST ORANGE, NJ  | 07052     |

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### List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

### Adjoining Properties (33)

| Town                 | Block | Lot   | Qualifier | Location             | Owner                                  | Owner Address        | Owner City/State        | Owner Zip |
|----------------------|-------|-------|-----------|----------------------|----------------------------------------|----------------------|-------------------------|-----------|
| West Orange Township | 34    | 9     |           | 70 HILLSIDE AVENUE   | RIDEAU, AMELIA & WINDS, TROY           | 70 HILLSIDE AVENUE   | WEST ORANGE, NEW JERSEY | 07052     |
| West Orange Township | 34    | 12    |           | 78 HILLSIDE AVENUE   | ALONSO-OLMO, ROBERTO & MERCHAN, BEA    | 78 HILLSIDE AVE      | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 16    |           | 82 HILLSIDE AVENUE   | SCHUMACHER, EVAN & FOSTER, LOLITA      | 82 HILLSIDE AVE      | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 17    |           | 84 HILLSIDE AVENUE   | EDWARDS-JAMES, PAMELA J & HERMAN R     | 84 HILLSIDE AVE      | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 19    |           | 86 HILLSIDE AVENUE   | SCHICKRAM, MICHAEL & JENNIFER MCCARTHY | 86 HILLSIDE AVE      | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 20    |           | 88 HILLSIDE AVENUE   | DICKSON, GARAN                         | 88 HILLSIDE AVENUE   | WEST ORANGE NEW JERSEY  | 07052     |
| West Orange Township | 34    | 21    |           | 90 HILLSIDE AVENUE   | ALMODOVAR, HARRY & YUDELCA             | 90 HILLSIDE AVE      | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 22    |           | 101 FOREST HILL ROAD | NAERIS URMAS & AINO M                  | 101 FOREST HILL ROAD | WEST ORANGE NEW JERSEY  | 07052     |
| West Orange Township | 34    | 23    |           | 99 FOREST HILL ROAD  | DILLON, KATHLEEN M.                    | 99 FOREST HILL RD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 24    |           | 97 FOREST HILL ROAD  | CORDOZA, ANTHONY & COLLINS, JUDITH     | 97 FOREST HILL ROAD  | WEST ORANGE NJ          | 07052     |
| West Orange Township | 34    | 29.01 |           | 89 FOREST HILL ROAD  | STENSETH, JOSHUA                       | 89 FOREST HILL RD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 29.02 |           | 87 FOREST HILL ROAD  | CASNER, ALANA BET & ERICA C            | 87 FOREST HILL RD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 29.03 |           | 85 FOREST HILL ROAD  | YABLONSKYY, ANDRIY & DUMYCH, OLHA      | 85 FOREST HILL ROAD  | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 33    |           | 89 OAKRIDGE ROAD     | YEDIDIAH, SHMARIAHU TRUSTEE            | PO BOX 1442          | PISCATAWAY, NJ          | 08855     |

| Town                 | Block | Lot   | Qualifier | Location            | Owner                                 | Owner Address       | Owner City/State        | Owner Zip |
|----------------------|-------|-------|-----------|---------------------|---------------------------------------|---------------------|-------------------------|-----------|
| West Orange Township | 34    | 33.01 |           | 91 OAKRIDGE ROAD    | RAHAMAN, GREGORY & NATALI BUSTAMANTE  | 91 OAKRIDGE ROAD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 33.02 |           | 93 OAKRIDGE ROAD    | SMITH, KEVIN ✓                        | 93 OAKRIDGE ROAD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 33.03 |           | 95 OAKRIDGE ROAD    | BARNETT, PONTHELLA ✓                  | 95 OAKRIDGE ROAD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 37    |           | 83 FOREST HILL ROAD | FRANKLE, MAX G & WIMMER, JILL D ✓     | 83 FOREST HILL ROAD | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 38    |           | 81 FOREST HILL ROAD | SIMONE, RICHARD & LORI ✓              | 81 FOREST HILL ROAD | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 41    |           | 39 BIRCH STREET     | ZIEGLER, KELLY ✓                      | 39 BIRCH ST         | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 42    |           | 37 BIRCH STREET     | LARKIN, KATE & JOHANN ✓               | 37 BIRCH ST         | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 43    |           | 35 BIRCH STREET     | DJURKOVIC, ILIA ✓                     | 80 BELLEVILLE AVE   | BLOOMFIELD, NJ ✓        | 07003     |
| West Orange Township | 34    | 44    |           | 33 BIRCH STREET     | EDWARDS, ANTHONY + JACQUELINE ✓       | 33 BIRCH STREET     | WEST ORANGE, NEW JERSEY | 07052     |
| West Orange Township | 34    | 45    |           | 31 BIRCH STREET     | MARIN, EVA ✓                          | 31 BIRCH ST.        | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 75    |           | 77 OAKRIDGE ROAD    | NAWROCKI, TIMMIE & CAROL ✓            | 77 OAKRIDGE ROAD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 76    |           | 75 OAKRIDGE ROAD    | BAPTISTE, JEAN LOUIS & ERLINE C. ✓    | 75 OAKRIDGE ROAD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 34    | 78    |           | 73 OAKRIDGE ROAD    | KLITTICH, RICHARD & CAROL ✓           | 73 OAKRIDGE ROAD    | WEST ORANGE, N.J.       | 07052     |
| West Orange Township | 35    | 1     |           | 78 OAKRIDGE ROAD    | SMITH, TIMOTHY C. & BLAKE ✓           | 78 OAKRIDGE ROAD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 35    | 3     |           | 76 OAKRIDGE ROAD    | CALVO, GIANNA K & SCHWARTZ, STEPHEN ✓ | 76 OAKRIDGE ROAD    | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 35    | 5     |           | 74 OAKRIDGE ROAD    | AGUSTIN, DESGANDES & PIERRE, MARIE ✓  | 74 OAKRIDGE ROAD    | WEST ORANGE, N.J.       | 07052     |
| West Orange Township | 35    | 27    |           | 29 BIRCH STREET     | BURTON, DOUGLAS S & LAUREN K ✓        | 29 BIRCH STREET     | WEST ORANGE, NJ         | 07052     |
| West Orange Township | 35    | 28    |           | OAKRIDGE ROAD       | TOWNSHIP OF WEST ORANGE ✓             | 66 MAIN STREET      | WEST ORANGE, N.J.       | 07052     |
| West Orange Township | 35    | 29    |           | BIRCH STREET        | TOWNSHIP OF WEST ORANGE ✓             | 66 MAIN STREET      | WEST ORANGE, N.J.       | 07052     |

# Township Of West Orange

## **FORM PH-3Z**

### **TOWNSHIP OF WEST ORANGE ZONING BOARD**

An application will be heard on May 16<sup>th</sup>, 2024, at 8:00 p.m., via a virtual platform (log in information below), to permit Gregory Rahaman to renovate and expand an original existing deck to comply with town setbacks. (Requesting Variance C Section 25-7-1) and any other variances which may be required by the Zoning Board for property located at 91 Oakridge Road, West Orange, NJ 07052. Block # 34; Lot # 33.01.

This is a single-family dwelling with an existing 480sqft wood deck attached to the rear of the residence. I am proposing to renovate the existing deck and expand it to the south. The expanded deck would add an additional 275 sqft for a total size of 755sqft. The expanded portion of the deck would be in the interior of the property. (i.e. it would not be any closer to the side or rear property lines than it is today.)

The pre-existing portion of the northerly side yard is non-conforming at 6.4ft, the requirement is for 10ft. I am requesting a variance of 3.6ft. The rear yard setback requires a variance. The existing deck is 12 feet from the rear property line, 22ft is required. I am proposing a 10ft variance.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting.

All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108. Or utilize [www.westorange.org](http://www.westorange.org) to view the documents linked on the agenda.

Webinar Dial In 1-646-931-3860  
WEBINAR ID 881 6368 7235  
PASSWORD 676780

Zoom Link for browser.

[https://us06web.zoom.us/j/88163687235?pwd=IOWEOB4qw5q\\_9nHw0\\_7XFrF0VHQWaw.zdXNTnBkFhmOkv5h](https://us06web.zoom.us/j/88163687235?pwd=IOWEOB4qw5q_9nHw0_7XFrF0VHQWaw.zdXNTnBkFhmOkv5h)